

Foundry Hill

Hayle

TR27 4HW

Asking Price £735,000

- ATTRACTIVE GRADE II PERIOD PROPERTY
- OFFERING SPACIOUS AND ADAPTABLE ACCOMMODATION
- FIVE BEDROOMS (THREE ENSUITE)
- SELF CONTAINED ONE BEDROOM ANNEXE
- LANDSCAPED WALLED GARDEN
- POTENTIAL TO RUN A HOME BUSINESS
 - GARAGE
- PERIOD CHARACTER FEATURES
- INTERNAL VIEWING A MUST!
 - SCAN QR FOR MATERIAL INFORMATION



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Tenure - Freehold

Council Tax Band - E

Floor Area - 3222.00 sq ft



Summary

A rare opportunity to purchase this well presented and most spacious, 5 bedroom (three ensuite) detached Grade II period property with the added benefit of a 1 bedroom self contained annexe. Situated within a highly regarded residential location, the property is well placed for local shops, schools, transport links and nearby sandy beaches.

The property offers flexible and adaptable living accommodation, which is ideal for larger families or a family with a dependent relative looking for self contained accommodation or anybody looking to derive an income from holiday / long term letting.

The gas heated accommodation briefly comprises, entrance hallway, w/c, open plan kitchen/diner, utility/freezer room, office, lounge sunroom, bedroom with ensuite shower. A further bedroom/ reception room with bifolding doors leading into another reception room.

Entrance door into...

ENTRANCE VESTIBULE

6 x 4 (1.83m x 1.22m)

Entrance matting, fitted dado rail, part glazed door into...

ENTRANCE HALLWAY

Fitted carpet, radiator, carpeted stairs to first floor level, fitted dado rail, door, with steps leading down into...

W/C

5'8 x 4'7 (1.73m x 1.40m)

Vinyl flooring, low level w/c, wash hand basin, with vanity unit below, part mirrored wall, obscured window to the side, radiator, useful understairs storage cupboard.

From the main hallway, door into...

OPEN PLAN KITCHEN / DINER

29'10 x 14'7 (maximum measurement) (9.09m x 4.45m (maximum measurement))

A large open plan room with walk way down the middle section.

KITCHEN: Fitted with a range of high gloss base and wall mounted units with roll top work surfacing over, tiled flooring. Glass display cabinets, radiator, recess with space for fridge.

Stainless steel, one and a half bowl, sink and drainer with mixer tap, Neff five ring gas hob with stainless steel extractor above, space for dishwasher, double glazed window to the side. Integrated eye level oven and grill, inset ceiling spot lights, door leading into utility room.

DINING AREA: Fitted carpet, fireplace with gas fired log effect fire, wooden sash window to the front, with built in window shutters.

From the kitchen , a door leads into...

UTILITY ROOM

21'7 x 5'5 (6.58m x 1.65m)

Vinyl flooring, stainless steel sink and drainer, space and plumbing for a washing machine and tumble drier, window and door to the rear, door to the front.

From the dining room, steps down and door into...

OFFICE ROOM

8'9 x 6'9 (2.67m x 2.06m)

Fitted carpet, high level window to the rear, recess with shelving and fitted storage cupboards above.

LOUNGE

14'10 x 13'7 (4.52m x 4.14m)

Fitted carpet, picture rail, attractive stain glass window to the front, glazed double doors into rear conservatory. Door into...

BEDROOM / STUDY

12'2 x 9'2 maximum into bay) (3.71m x 2.79m maximum into bay))

Fitted carpet, large sash window to the rear enjoying pleasant garden views. Wash hand basin, with mixer tap, tiled splash back and vanity unit below.

Door into...

ENSUITE SHOWER ROOM

8'7 x 6'1 (maximum into shower) (2.62m x 1.85m (maximum into shower))

Vinyl flooring, shower with tiled surround, electric shower, glass door, low level w/c, sash window to the side, heated towel rail.

From the lounge, double doors lead into...

CONSERVATORY

13'1 x 11'2 (3.99m x 3.40m)

Fitted carpet, sloping polycarbonate roof, double glazed windows to five sides enjoying pleasant garden views, two double glazed doors providing access to the rear garden.

From the main hallway, a door leads into...

RECEPTION ROOM / BEDROOM

13'5 x 12'4 (4.09m x 3.76m)

Fitted carpet, high ceilings with ornate coving, radiator, fireplace with marble surround, and granite hearth. Recess to either side of the fireplace. Wooden sash window to the front with fitted wooden shutters.

Bifolding doors provide access to...

RECEPTION ROOM / BEDROOM

15'4 x 12'2 (4.67m x 3.71m)

Fitted carpet, high ceilings with ornate coving, wooden sash window to the front with fitted wooden shutters, radiator. Door into hallway.

These two rooms could be opened up via the bifolding doors to provide one larger room.

From the hallway, a carpeted staircase with wooden sash window to the side leads up to...

FIRST FLOOR LANDING

Fitted carpet, fitted dado rail, walk in airing cupboard with gas boiler, hot water cylinder and fitted shelving. Door into...

BEDROOM 1

12'11 x 12'5 (3.94m x 3.78m)

Fitted carpet, wooden sash window to the front, built in wardrobe, radiator, door and step up to...

ENSUITE SHOWER ROOM

7'1 x 5'7 (2.16m x 1.70m)

Corner shower cubicle with electric shower, tiled surround, curved glass doors. Pedestal wash hand basin, low level w/c, laminate flooring, heated towel rail.

BEDROOM 2

13'5 x 12'5 (4.09m x 3.78m)

Fitted carpet, radiator, wooden sash window to the front, two recesses with fitted shelving.

BEDROOM 3

12' x 11'7 (maximum measurement) (3.66m x 3.53m (maximum measurement))

Fitted carpet, wooden sash window to the side, radiator, door and step up into...

ENSUITE

7'5 x 7'4 (maximum measurement) (2.26m x 2.24m (maximum measurement))

Corner shower cubicle with mains fed shower, tiled surround, laminate flooring, pedestal wash hand basin with monobloc tap, low level w/c, wooden sash window to the side, heated towel rail.

From the landing, a door and steps down, lead into...

FAMILY BATHROOM

12'7 x 11'10 (3.84m x 3.61m)

A most spacious bathroom with tiled floor, sunken bath with mixer tap, and shower head attachment. Heated towel rail, shower cubicle with mains fed shower, tiled surround, sliding door, low level w/c.

Radiator, wash hand basin with mixer tap and vanity unit below, tiled splash back, fitted mirror with storage above. Wooden sash window to the side with views of Hayle town.

Door into...



ANNEXE LANDING

Fitted carpet, stairs down to rear door leading onto rear garden.
Door into...

SELF CONTAINED ANNEXE

OPEN PLAN LOUNGE/KITCHEN/DINER

18'8 x 14'10 (5.69m x 4.52m)

KITCHEN - Fitted with a range of shaker style base and wall mounted units with roll top work surfacing over. Stainless steel one and a half bowl sink and drainer with mixer tap and splash back. Space for cooker, stainless steel extractor above, vinyl flooring, space for fridge and a small freezer, glass display cabinets, inset ceiling spot lights, double glazed Velux roof light,
LOUNGE/DINER- Fitted carpet, wooden sash window to the side with far reaching views of Hayle and the Towans. Feature arched recess with inset lighting, and fitted shelf, door into bedroom and door into...

SHOWER ROOM

7'9 x 3'10 (2.36m x 1.17m)

Fitted carpet, low level w/c, pedestal wash hand basin with mirror above, heated towel rail, shower cubicle with electric shower and sliding glass door.

BEDROOM

10'8 x 10'5 (3.25m x 3.18m)

Fitted carpet, wooden sash window to the side, electric wall heater, door into walk in wardrobe.

OUTSIDE

The property is approached via a large driveway providing ample off road parking for several cars, gated access leads to the rear garden.

There is an attractive pillared entrance to the side of the property.

GARAGE

29'5 x 12'2 (8.97m x 3.71m)

A good sized garage with power and light supplied. Beam and block floor, pitched roof with roof light and built in mezzanine area, creating useful storage.

Windows to the side and rear, wooden double doors to the rear leading onto the garden.

REAR GARDEN

Access from the utility room leads onto a wooden decking with a door to the side leading to the front of the property.

Steps to a large covered wooden decked area with space for table and chairs.

Door to useful storage area and further door into...

OUTSIDE W/C

Low level w/c, wash hand basin and space for tumble drier.

BRICK BUILT SHED

9'11 x 6'2 (3.02m x 1.88m)

Pitched roof, window and roof light, power and light supplied.

GARDEN

The rear garden has been attractively landscaped, enjoying a sunny and private outlook.

There is a delightful, brick paved patio area, ideal for alfresco dining. The rest of the garden has been laid to lawn, enclosed by walling, with well stocked flower bed borders.

To the side, there are steps up to a gravel seating area, and further steps up to a covered area with freestanding hot tub. From this area there is access into the detached garage.

From the garden there is also a door which provides access into the self contained annexe.

MATERIAL INFORMATION

Verified Material Information

Council tax band: E

Tenure: Freehold

Property type: House

Property construction: Standard undefined construction

Energy Performance rating: D





Foundry Hill, Hayle, TR27 4HW

Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Mains gas-powered central heating is installed.
Heating features: None
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good
Parking: Garage and Driveway
Building safety issues: No
Restrictions - Listed Building: Grade 2 listed
Restrictions - Conservation Area: within Hayle conservation area
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Historical flooding: No
Flood defences: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Loft access: No
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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



Needing To Sell?

Are you interested in this property but aren't currently in a proceedable position?

Don't Panic!

Contact Us On The Details Below To Arrange A Valuation

Here To Help

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TR27 4DY

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T: 01736 754115
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

3222 ft²
299.2 m²

Reduced headroom

3 ft²
0.3 m²

(1) Excluding balconies and terraces

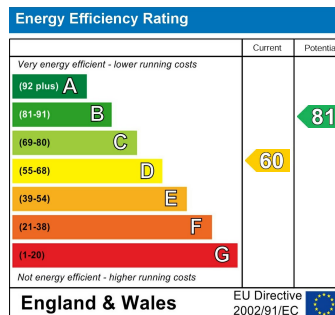
Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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